



REAL ESTATE

Deeds & Don'ts

INSIDE STORIES BEHIND AREA REAL ESTATE DEALS



Fall In Love



SOMETHING OLD, SOMETHING NEW

New to the market is the made-to-look-old Cornwall house that Hudson Furniture founder Barlas Baylar built, with every square inch finessed to reflect the company's sophisticated, sculptural aesthetic. *The Wall Street Journal* reports Baylar invested \$7 million in the house on 80 bucolic acres, enhancing it with such awesome amenities as a 500-year-old mantel from a French chateau; a walk-in fireplace in the kitchen; lighting fixtures crafted from pipes he rusted with acid and buried in the ground for an aged patina; and reclaimed barnboards used for flooring. On the grounds, you'll find a pretty pool and spa, miles of hiking trails and a lit tennis court. Joseph Lorino of Klemm Real Estate in Washington Depot lists the property for \$5.95 million. 917-340-0431.

ALTHOUGH THE SPRING SELLING SEASON IS longer—starting as early as Valentine's Day whatever the weather—the fall market is more intense. Realtors report fewer “looky-loos” (browsers poking their noses into homes they have no intention of purchasing) and more motivated buyers, anxious to ink a deal before the holidays. In keeping with the theme of the season, we've harvested seven fall-fresh listings with choices for both country cousins and city slickers.

COUNTRY STARS

EASILY THE SEASON'S MOST, WELL, *SEASONAL* LISTING IS called Devon Point Farm, a 93-acre-spread in Woodstock, in Connecticut's “quiet corner” along the Massachusetts

Cream Of The Crop This 93-acre property in Woodstock is a working organic farm with a pumpkin patch, apple orchards and much more. Byron Lazine of William Pitt Sotheby's International Realty in Old Lyme has the \$1,650,000 listing. 860-941-2755.

border. It offers both a home and a career change—60 of those acres are classified for various agricultural businesses, including an orchard with on-site sweet and hard cider production facility (a “cidery,” in the parlance), dairy and beef cattle, a farm stand and even a pick-your-own pumpkin patch. The business is also licensed as a bakery and for food service, should the desire to open a patisserie appeal. Byron Lazine of William Pitt Sotheby's International Realty has the \$1,650,000 listing, which represents the transfer of real estate only—not the actual farm-based businesses.

DEEDS & DON'TS



Spread Out This 70-acre property in Washington is listed with Kathryn Clair of William Pitt Sotheby's International Realty in Washington Depot for \$14.9 million. 203-948-5255.

Next up is a Washington listing that looks like a posh resort. The 70-acre spread, selling for a cool \$14.9 million, features a five-acre pond and a lighted tennis court sited next to a viewing pavilion with a grass-covered roof. It's also got an architectural folly in the form of a many-columned, temple-like



amphitheater with circular, stair-step-style seating for 50—and if stage fright hits, no worries, audiences will be riveted by the distant views over the Litchfield Hills. Moving inside the 15,000-square-foot, limestone-and-cedar main house, the opportunities for R&R continue: There's an indoor pool, Swedish sauna, screening room and wine cellar. It's listed with Kathryn Clair of William Pitt Sotheby's International Realty.

Just in time for leaf peeping, a historic lakefront camp has popped onto the Norfolk market—Connecticut's version of an Adirondack lodge. Called Mead Camp, the handsome, house centers on a great room with soaring, beamed ceilings and a massive fieldstone hearth, along with four sets of double French doors opening onto covered porches and patios. On the three-plus-acre grounds, there's a boathouse and private dock on pretty Doolittle Lake. It's listed for \$2,250,000 with Rebecca Ward and Peter Klemm of Klemm Real Estate.

Glampers Welcome This circa-1935 "camp" on Norfolk's Doolittle Lake lists for \$2,250,000 with Rebecca Ward and Peter Klemm of Klemm Real Estate. 860-309-3464 and 917-864-4940.

